



# City of Norfolk

Office of the City Manager

C: Dir., Department of Planning

September 19, 2006

To the Honorable Council  
City of Norfolk, Virginia

Re: Change of Zoning – Southwest corner of 45<sup>th</sup> Street and Monarch Way From R-14 (High Density Multiple-Family) District, IRIO (Institutional Residential Impact Overlay) District and I-1 (Light industrial) to UV (University Village).

Ladies and Gentlemen:

I. **Recommended Action:** Adopt ordinance.

II. **Overview**

This agenda item is to permit a rezoning on property located at Southwest corner of 45<sup>th</sup> Street and Monarch Way.

III. **Analysis**

A. **General**

The University Village District was created in 2002 along with the rezoning of the first phase (44<sup>th</sup> Street to 46<sup>th</sup> Street bordering Monarch Way) of the Village. In 2003 the Commission approved two additional rezonings - the second phase (from 43<sup>rd</sup> Street to 44<sup>th</sup> Street bordering Monarch Way) and the third phase (from 41<sup>st</sup> Street to 43<sup>rd</sup> Street bordering Monarch Way). These rezonings facilitated the redevelopment of the area known as the Old Dominion University Village as defined in the Redevelopment Plan for the Hampton Boulevard Redevelopment Project with new university-related institutional uses; residential uses; and campus and neighborhood related retail, commercial, and office uses. It is intended to meet the growth needs of Old Dominion University, and to provide for orderly redevelopment of the area. Finally in August of 2004 one parcel of land located on the west side of Killam Avenue not previously owned by the Foundation was rezoned to UV.

The Council has approved a rezoning to accommodate the second parking garage structure, a hotel to be located to the north of the Constant Convocation Center, and the parcel of land fronting on Monarch Way behind the existing garage to accommodate a four-story office building. The applicant is now requesting the parcel located on the southwest corner of 45<sup>th</sup> Street and Monarch Way to be included in the University Village district to permit construction of a university book store.

B. Fiscal

With the exception of the statutory exemption on textbook sales, the sales tax will apply for all other books and goods sold. In addition, the bookstore development will pay real estate taxes to the city.

C. Environmental

The plans submitted for this project require review and approval by the Site Plan Review Committee which will include a review by the City's Bureau of Environmental Services.

D. Community Outreach/Notification

In accordance with the Norfolk City Charter and Virginia state law, a public hearing is required for this item. Public notification for this item was conducted through the City of Norfolk's agenda notification process.

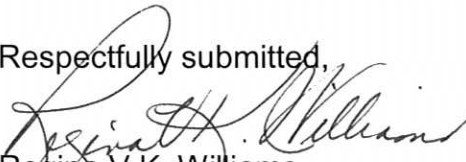
IV. Board/Commission Action

**By a 7 to 0 vote**, the Planning Commission unanimously recommends that this rezoning be **approved**. The proposed book store building is included in the University Village Master Plan.

V. Conclusion

This rezoning request would permit construction of a university book store in the University Village district. It is recommended that the City Council adopt the attached ordinance.

Respectfully submitted,



Regina V.K. Williams  
City Manager

Coordination/Outreach

This agenda item has been coordinated with the Department of Planning and the City Attorney's Office.

8/8/06 trr

Form and Correctness Approved: *W*

Contents Approved:

By *Adrian Melt*  
Office of the City AttorneyBy *Susan Palle*  
DEPT.

NORFOLK, VIRGINIA

**ORDINANCE No.**

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 1043 45<sup>th</sup> STREET FROM R-14 (MULTIPLE-FAMILY RESIDENTIAL), I-1 (LIMITED INDUSTRIAL), AND IRIO (INSTITUTIONAL RESIDENTIAL IMPACT OVERLAY) TO UV (UNIVERSITY VILLAGE).

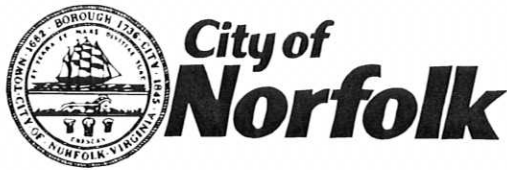
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BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the property located at 1043 45<sup>th</sup> Street is hereby rezoned from R-14 (Multiple-Family Residential), I-1 (Limited Industrial), and IRIO (Institutional Residential Impact Overlay) to Conditional UV (University Village). The property which is the subject of this rezoning is more fully described as follows:

Property fronting 150 feet, more or less, along the southern line of 45<sup>th</sup> Street and 200 feet, more or less, along the western line of Monarch Way; premises numbered 1043 45<sup>th</sup> Street.

Section 2:- That this ordinance shall be in effect from the date of its adoption.



Inter Department Correspondence Sheet

TO: City Manger

FROM: City Planning Commission

COPIES TO:

SUBJECT: Application for Rezoning (10 P.H. 27 July 2006)

**PART 1: APPLICATION DESCRIPTION:**

**Nature of Application:**

**Change of Zoning:** From R-14 (High Density Multiple-Family) District, IRIO (Institutional Residential Impact Overlay) District and I-1 (Light industrial) to UV (University Village)

Location: Southwest corner of 45<sup>th</sup> Street and Monarch Way

Applicant: Old Dominion University Real Estate Foundation

**Description of proposed amendment:**

The University Village District was created in 2002 along with the rezoning of the first phase (44<sup>th</sup> Street to 46<sup>th</sup> Street bordering Monarch Way) of the Village. In 2003 the Commission approved two additional rezonings - the second phase (from 43<sup>rd</sup> Street to 44<sup>th</sup> Street bordering Monarch Way) and the third phase (from 41<sup>st</sup> Street to 43<sup>rd</sup> Street bordering Monarch Way). These rezonings facilitated the redevelopment of the area known as the Old Dominion University Village as defined in the Redevelopment Plan for the Hampton Boulevard Redevelopment Project with new university-related institutional uses; residential uses; and campus and neighborhood related retail, commercial, and office uses. It is intended to meet the growth needs of Old Dominion University, and to provide for orderly redevelopment of the area. Finally in August of 2004 one parcel of land located on the west side of Killam Avenue not previously owned by the Foundation was rezoned to UV.

The Council has approved rezonings to accommodate the second parking garage structure, a hotel to be located to the north of the Constant



Convocation Center, and the parcel of land fronting on Monarch Way behind the existing garage to accommodate a four-story office building.

The applicant is now requesting the parcel located on the southwest corner of 45<sup>th</sup> Street and Monarch Way to be included in the University Village district to permit construction of a university book store.

The Old Dominion University Village encompasses property from Hampton Boulevard to Killam Avenue, and from 38<sup>th</sup> Street to 47<sup>th</sup> Street.

## **PART 2: ANALYSIS/EVALUATION:**

### **Prior History:**

- 2006: A request by Old Dominion University Real Estate Foundation for a change of zoning from R-14 (High Density Multiple-Family) to UV (University Village) on Monarch Way between 41<sup>st</sup> Street and 43<sup>rd</sup> Streets for an office building. The request was approved by Council.
- 2004: A request by Old Dominion University Real Estate Foundation for a change of zoning from IN-2 (Institutional Campus District) and R-14 (High Density Multiple-Family) to UV (University Village) on property located at Hampton Boulevard between 45<sup>th</sup> Street and 46<sup>th</sup> Street for a Hotel and garage. The request was approved by Council.
- 2004: A request by Old Dominion University Real Estate Foundation for a rezoning of a small parcel on 44<sup>th</sup> Street from I-2 (Light Industrial) to UV (University Village). The request was approved by Council.
- 2003: Requests by Old Dominion University Real Estate Foundation for a rezoning for Phase II (43<sup>rd</sup> Street to 44<sup>th</sup> Street) and Phase III (41<sup>st</sup> Street to 43<sup>rd</sup> Street). These requests were approved by Council.
- 2002: A request by Old Dominion University Real Estate Foundation for a text amendment to create the University Village and rezoning for Phase I (44<sup>th</sup> Street to 46<sup>th</sup> Street). This request was approved by Council.

#### General Plan Impact:

On January 27, 1998, the North Colley Neighborhood Plan in the General Plan was amended by City Council to facilitate development of the area in a manner consistent with the University Village project of Old Dominion University and the Hampton Boulevard Redevelopment Plan prepared by NRHA. The General Plan depicts the land use for the site as institutional/educational, commercial/office, and high density residential. The proposed hotel and parking garage buildings are consistent with the General Plan.

#### Zoning Impact:

The UV District provides for the creation of student housing, commercial, office, institutional uses and hotel/motels as set forth in the Principal Use chart of the regulations. The regulations set forth impact controls for the commercial uses, which ensure their compatibility within the University Village.

#### **PART 3: RECOMMENDATION:**

The Planning Commission unanimously recommends (by a 7 to 0 vote) recommends that this rezoning be approved. The proposed book store building is included in the University Village Master Plan.

#### **MAPS:**

1. Location
2. Location and zoning
3. Site Plan

#### **Property Description:**

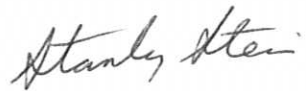
Property fronts 150 feet, more or less, along the southern line of 45<sup>th</sup> Street and 200 feet, more or less, along the western line of Monarch Way; premises numbered 1043 Monarch Way.

**Proponents:**

Julie Adie  
4200 Monarch Way  
Norfolk, VA 23508

**Opponents:**

None

A handwritten signature in cursive script, appearing to read "Stanley Stein".

Stanley Stein  
Acting Executive Secretary

Attachments

OLD DOMINION UNIVERSITY REAL ESTATE FOUNDATION  
45th Street & Monarch Way

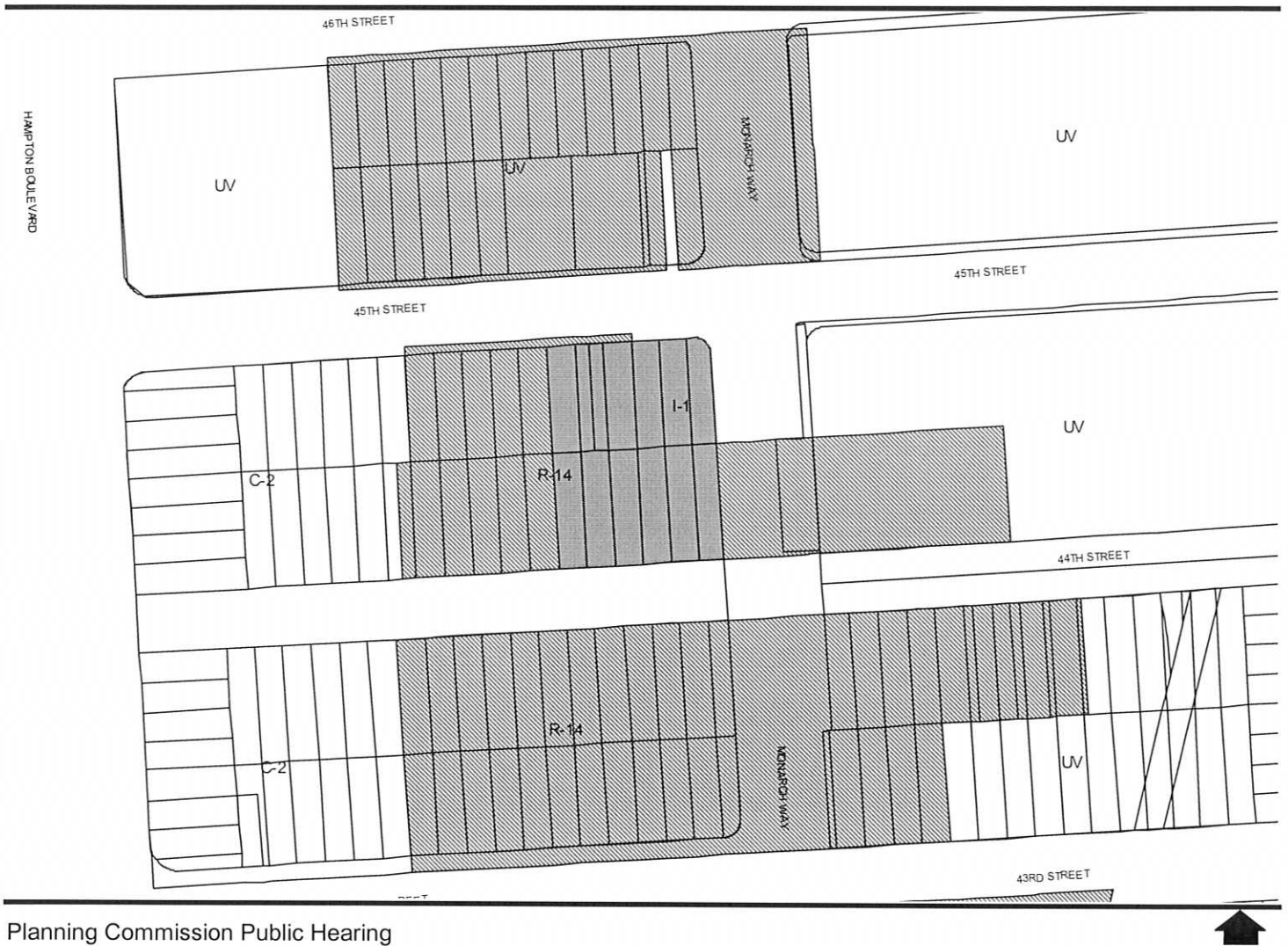




2. SITE

PROPOSED REZONING

OLD DOMINION UNIVERSITY REAL ESTATE FOUNDATION  
45th Street & Monarch Way



Planning Commission Public Hearing

July 27, 2006

Application 10



Location

### 3. SITE PLAN

#### PROPOSED REZONING

#### OLD DOMINION UNIVERSITY REAL ESTATE FOUNDATION 45th Street & Monarch Way

